

# 1049 JOAN DRIVE

BURLINGTON



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Your BEST Interest is our ONLY Interest

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Not intended to solicit properties already listed for sale, or buyers under contract

PRESENTED BY  
**BOB SADLIER**



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Potential in this property. Private Lot 61 x 125  
!!!! Unique Oasis set back from the Road, this home boasts Peace & Serenity and only 5 minutes to the Go Stations and Hwy. There is potential for a basement suite with separate entrance, if desired by new owner. This is a bright, airy home with 3 bedrooms and 3 baths, pot lights, skylights and gas fireplaces. There is a spectacular 24 x 12 loft bedroom (500 sq. ft.) on the second floor with complete privacy, gas fireplace, large 12 x 8.4 closet and a 2-piece bathroom. The basement is fully finished, 22.6 x 17.6, with windows, gas fireplace and a 7-point surround sound wired in for your Home Theatre. Large bathroom with oversized shower and large laundry room (10.2 x 8.4) with Ikea cupboards. Last but not least is a lovely, bright and airy 3 season Sunroom (10x16). Come and see the fabulous potential this home has to offer!





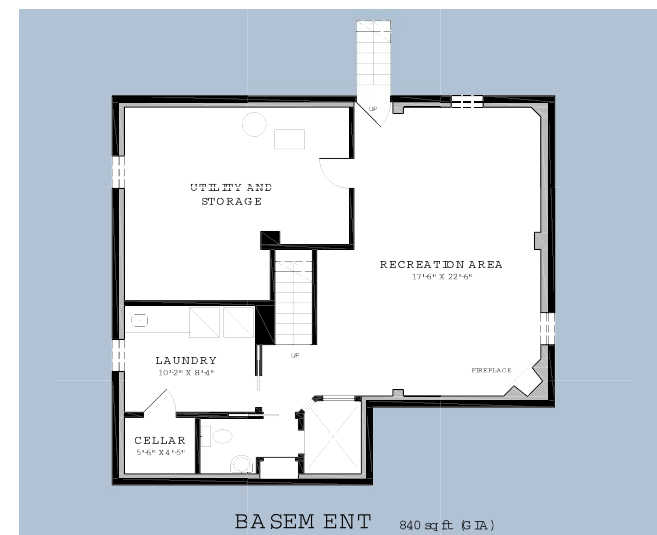
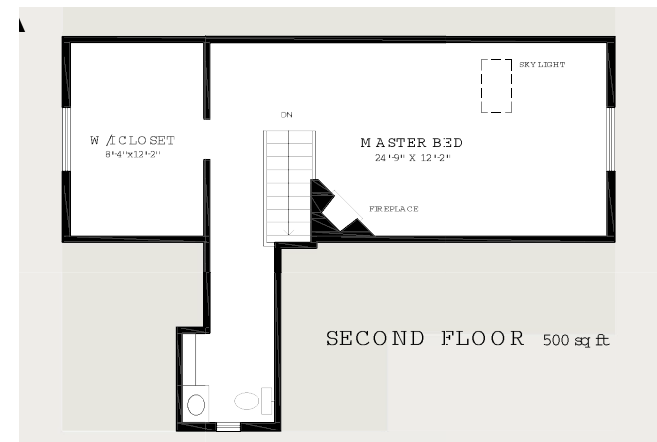
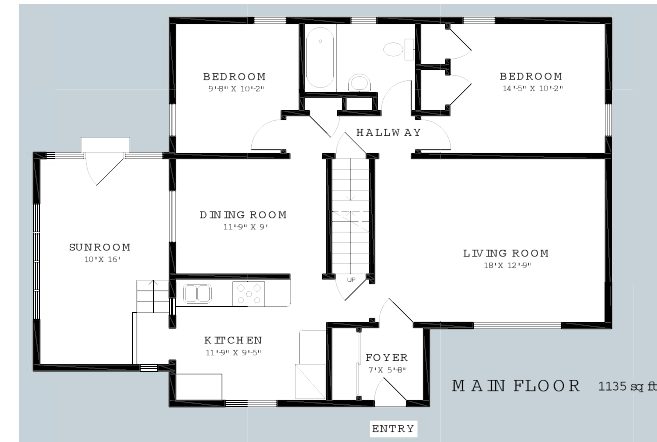






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## FOR YOUR INFORMATION



Lot Size	61 Ft x 125 Ft
Private	Set Back thick 9' hedges shields rear yard
Front Entrance	Joan Dr, driveway on Kingswood, corner lot
Taxes	\$3,118.46
Home Built	1953
# Bedrooms	3
Loft Bedroom	24x12, skylight, closet 12x10, gas fireplace
# Bathrooms	3 One 2 Piece in Loft with skylight
Windows	1990
Skylights	3
Pot lights	Kitchen, Laundry Room, Loft, Basement
Furnace	1986
Air Conditioning	1986
Roof	2009
Floors	Laminate Maple
Hydro Service	100 Amp Service
Gas Fireplace	2
Rec Room	Basement finished 17.6 x 22.6 with gas fireplace

- 7 point Surround Sound for your Home Theatre in Rec Room
- Laundry Room is spacious with Ikea Cupboards
- Aluminum Siding, Hot Tub, Shed, Detached Garage
- Natural Gas BBQ supply
- Hard wired Surveillance System with DVR 2010
- 3 Season Secluded 10 x 10 sunroom
- 4 car parking, 1 1/2 detached car garage with hydro & water

